HOUSING MARKET OUTLOOK
Victoria CMA

CANADA MORTGAGE AND HOUSING CORPORATION

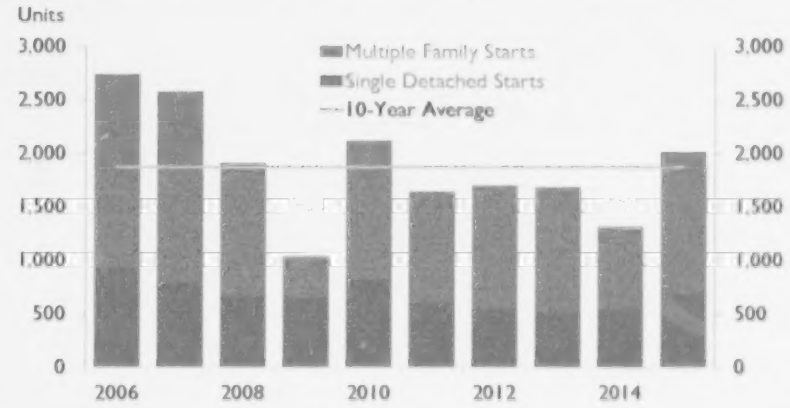
Date Released: Spring 2016

Highlights

- Housing starts in the Victoria Census Metropolitan Area (CMA) are expected to remain above the 10-year average.
- MLS® sales will continue to rise in 2016 before declining in 2017 in response to mortgage interest rates edging slightly higher.
- Demand for existing homes will remain higher than the available supply, keeping market conditions in sellers' territory and resulting in upward pressure on prices in 2016 before moving toward balanced conditions in 2017.
- Strong demand for rental units is expected to keep vacancy rates for purpose-built apartment units at or below one per cent.

Figure 1

Housing Starts to Remain Above the 10- Year Average



Sources: CMHC Starts and Completions Survey, CMHC Forecast

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The forecasts and historical data included in this document reflect information available as of April 29, 2016.

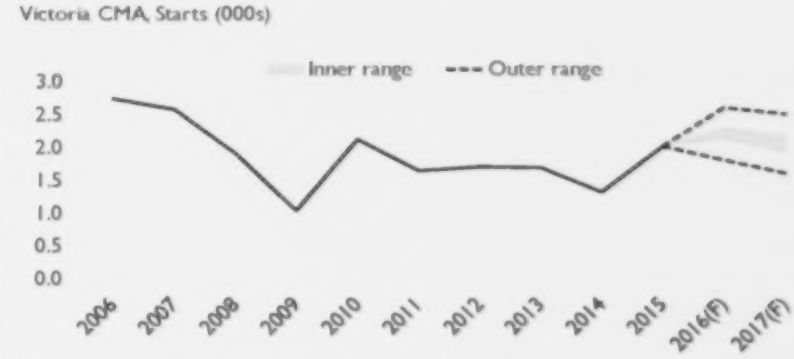
- Increasing employment, positive net migration and population growth will support housing demand in 2016 and 2017.
- According to the Housing Market Assessment (HMA) framework, there was weak evidence of imbalances in terms of overvaluation, price acceleration, overheating and overbuilding in the Victoria CMA[1] housing market.

New home construction to go up this year and next

Residential construction activity in the Victoria Census Metropolitan Area (CMA) is expected to remain above the 10-year average of 1,873 units in in 2016 and 2017 (Figure 1). Both single-detached and multi-unit starts are expected to move up in 2016 before falling within a slightly lower range in 2017. Demand for new homes in the Victoria CMA will be supported through the forecast horizon by modest employment and population growth combined with low mortgage interest rates.

Figure 2

New Home Construction to Go Up



Source: CMHC, (F) Forecast

Housing starts are forecast to total 2,100 to 2,300 units in 2016 and 1,900 to 2,200 units in 2017 (Figure 2). Over the forecast period, single-detached starts are expected to comprise one-third of total construction activity while the remaining will be multi-unit homes (condominium or rental apartments, town homes and semi-detached homes). This level of construction is consistent with estimates of annual household[2] formation. The housing stock typically expands proportionally to household growth and household formation is projected to reach 2,100 in 2016 and 1,980 in 2017[3], creating additional demand for new homes.

The rising trend in single-detached homes will persist in 2016 and 2017. Housing starts in the single-detached market began to increase in 2014 with 551 starts and rose again in 2015 with 689 starts, the highest level since 2011. By the end of the first quarter of 2016 there were 218 single-detached starts in the Victoria CMA, an increase of 52 per cent relative to the same period last year. The increase in starts activity this year has been attributed to strong demand for new homes which is reflected in a rising level of absorptions resulting in a lower

Note to readers

In an effort to align itself with the various needs of those seeking information about the housing market, CMHC's Market Analysis Centre has undertaken a complete review of its products and services. As a part of this review, the CMHC's *Housing Market Outlook* publication will be undergoing a series of modifications. The general objective is to provide a range of possible outcomes that, in a context of economic and financial uncertainty, will better help users in their decision-making process.

As a first step in this ongoing process, the present edition incorporates forecast ranges for housing variables as well as an expanded discussion on the risks to the forecast. A more detailed description of the forecast range methodology is provided at the end of the publication.

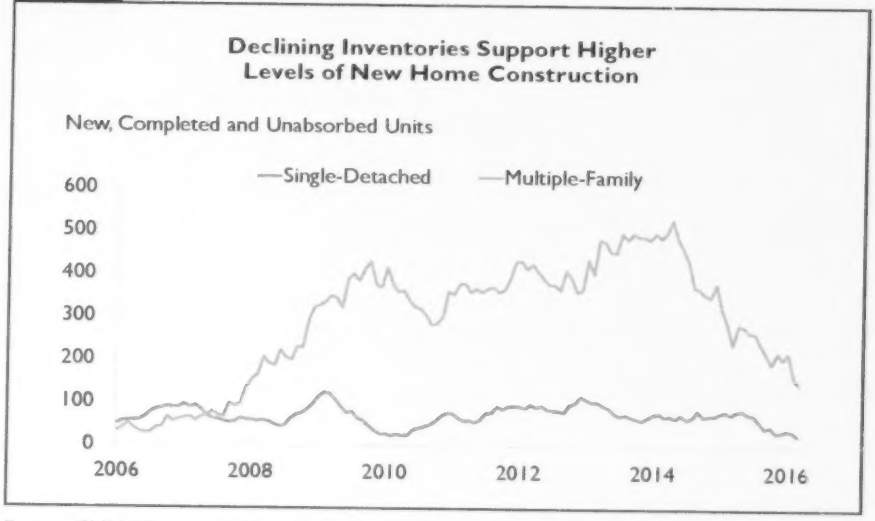
[1] CMHC Second Quarter Housing Market Assessment – Victoria CMA

[2] A household, as defined by Statistics Canada, is a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a private dwelling. The household may consist of a family group such as a census family of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone. Household members who are temporarily absent on the reference day (e.g., temporary residents elsewhere) are considered part of their usual household.

[3] Source: BC Stats, PEOPLE 2015, released in September 2015; CMHC calculations.

inventory of unsold homes (Figure 3). The total number of absorbed (i.e., sold) new single-detached units in 2015 totaled 594 units, 12.5 per cent above last year's total. By the end of the first quarter of 2016, there was a total of 25 unsold units on the market, representing a 66 per cent reduction in unsold inventory from March 2015. In addition, both average price and median price went up for these new homes, indicating an increase in activity related to higher priced homes. By the end of 2015, the gap between average prices in the new home market and in the resale market was close to 15 per cent, a narrower gap between the two compared to the past few years which has added to the competition between the two markets. This higher demand for new homes is encouraging developers to start new projects contributing to the expected increase in single-detached home starts, ranging from 690 to 760 units in 2016, which is above the five-year average. Some moderation is expected in 2017 with starts settling between 625 and 725 units due to the expected increase in interest rates.

Figure 3



Source: CMHC Starts and Completions Survey. Last data point March 2016.

Construction activity for multi-unit homes is expected to remain strong for the forecast horizon. Higher demand for new multi-unit homes is one of the factors supporting higher multi-unit housing starts in 2016 and 2017. Similar to single-detached homes, inventories of newly completed and unsold townhouses and apartments have been trending lower as homebuyers turn to new product in a tight resale market. The total number of completed and unsold multi-unit homes was 147 units at the end of March 2016, a significant decline from 238 units a year ago and 499 units in March of 2014. Total starts for multi-unit homes doubled in 2015 and ended the first quarter of 2016 at a strong level, totaling 375 starts which is 13 per cent higher than the first quarter last year. As of March 2016, 1,039 apartment units were under construction including 436 condominium units and 603 rental apartments. In 2015, developers of purpose-built rental apartments took advantage of low interest rates and low vacancy rate which was below one per cent. As a result, more than 63 per cent of apartment starts were rental units and the remainder were condominium tenure. The demand for apartments continues to be supported by an increasing segment of the aging baby boomer population gearing up for retirement (some of who no longer want to maintain their larger homes and choose to downsize), in addition to migrants and young households who tend to rent. This will mean that apartment starts are expected to remain strong. As a result, expect between 1,410 to 1,540 multi-unit starts, the majority of which will be apartments, to break ground in 2016 and between 1,275 to 1,475 multi-unit starts in 2017.

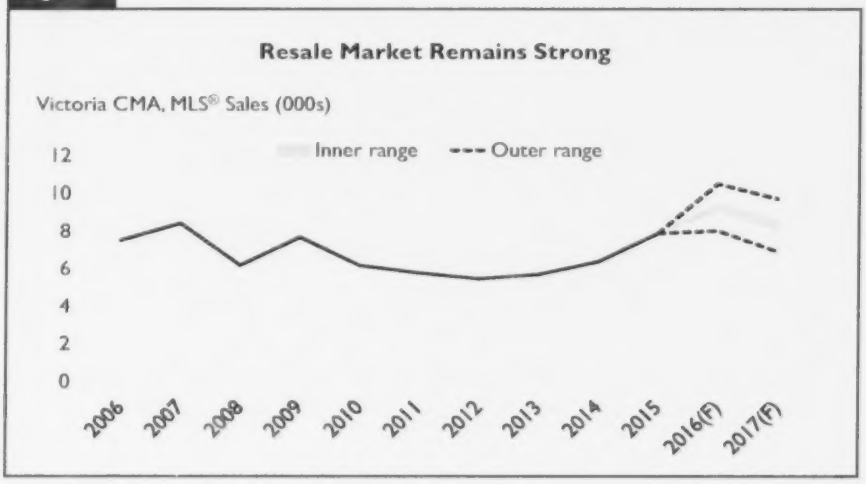
Above average sales levels expected in the resale market

For a third consecutive year, the resale market remained strong by recent historical standards. In addition to low mortgage interest rates, employment and population gains have increased homeownership demand and lifted sales volumes. One reason behind the increase in population has been higher level of interprovincial migration from Alberta due to a drop in oil prices causing job losses in that region. In addition, rising single-detached prices in the Lower Mainland has resulted in some interest in buying in Victoria CMA, as Vancouver buyers can sell their homes at a higher price and find one at a lower price point in Victoria.

The balance between housing supply and demand in 2015 shifted further in favour of sellers. New listings for single-detached, townhouses and apartments remained stable in the region while sales went up by double digits compared to year-earlier

levels, signaling that demand was running ahead of supply. MLS® sales totaled 7,868 in 2015, an increase of 23.5 per cent from the previous year. This trend is continued into the first quarter of 2016 and is expected to extend into the remainder of the year. Strong growth in household formation combined with improved job prospects has led to increased demand for housing. As a result, expect 9,000 to 9,500 sales in the Victoria CMA in 2016 (Figure 4). Sales in 2017 will be lower as mortgage interest rates increase but, ranging from 8,000 to 8,600 sales, the level of transactions is expected to be higher than the 2015 level and above the 10-year average.

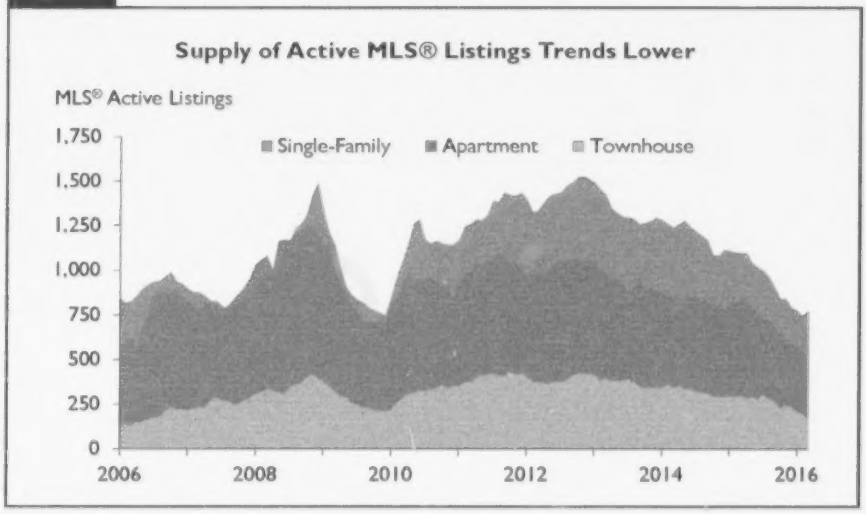
Figure 4



Source: CMHC, (F): Forecast

The sales-to-new listings ratio for single-detached homes and townhouses are in sellers' market territory based on a historical interpretation of the ratio. Sellers' market condition will prevail for the rest of 2016 before gradually moving to a balanced territory in 2017 as sales decrease slightly while new listings increase. In addition, there will be increased competition from the new home market which will temper the upward pressure on the average price in 2017 in the resale market. Apartment condominiums, which made up close to 30 per cent of sales in 2015, were considered to be in balanced market conditions and are expected to remain in balanced conditions for the forecast horizon.

Figure 5



Source: Data is seasonally adjusted. Last data point March 2016

Strong demand and decline in active listings in the resale market has put upward pressure on the average home price (Figure 5). In the first quarter, prices grew by 12.2 per cent compared to the first quarter of 2015. The average resale home sold for $555,141 at the end of the first quarter compared to quarterly average price of $494,638 at the same period last year. Relative strength in sales of single-detached-homes, which made up more than 50 per cent of total sales, contributed to price growth for all home types at the Victoria CMA level, as the overall average price grew by double digits in almost every submarket. The highest price growth for single-detached homes was recorded in the Core area[4], which also had the highest average price followed by the Peninsula and the Westshore. In light of the strong sales forecast for 2016 and a decline in active listings, average prices

[4] Core area includes City of Victoria, Oak Bay, Esquimalt, and View Royal; Peninsula includes Saanich, Central Saanich, North Saanich and Sidney; West Shore includes Langford, Colwood, Highlands, Metchosin and Sooke.

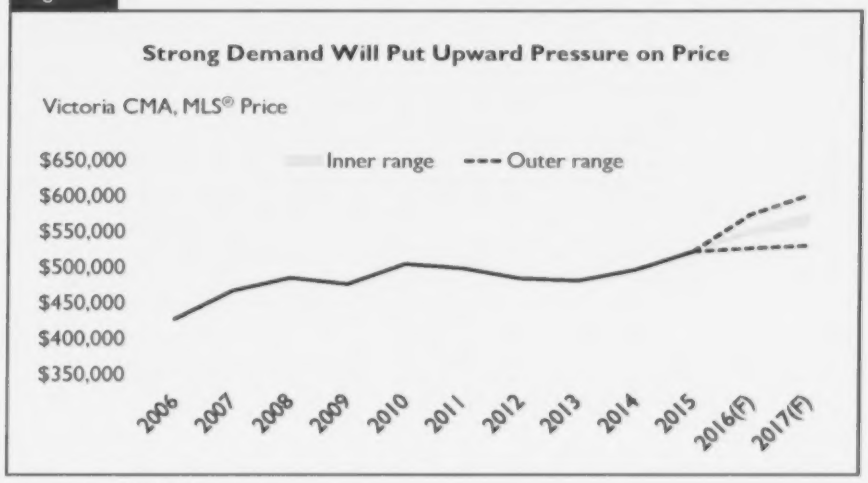
are expected to be in the range of $544,500 to $555,500, up from $521,616 in 2015. In 2017, average MLS® prices will appreciate further and reach between $555,500 to $575,000 (Figure 6).

Rental apartment vacancy rates to remain low

Demand for rental accommodation in the Victoria CMA will remain strong over the next 18 months, keeping purpose-built and condominium rental vacancy rates at or slightly below one per cent, similar to rates recorded in October 2015 (Figure 7).

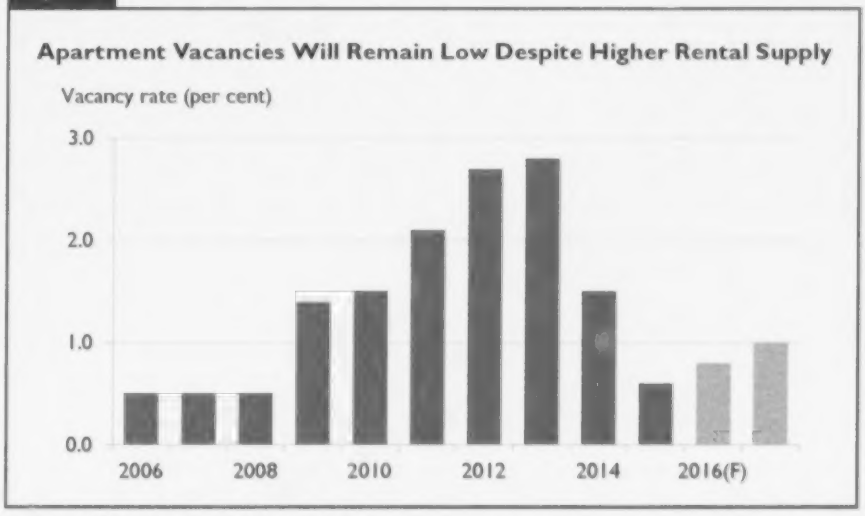
On the supply side, new purpose-built rental apartments are expected to expand the rental universe in 2016 and 2017. According to CMHC's 2015 Fall Rental Market Survey, less than five per cent of apartment units in the rental universe were built after the year 2000.[5] Therefore, current market demand and low financing costs in the current interest rate environment are supporting the construction of an expanded and updated rental stock in the Victoria CMA. However, rising land costs and construction costs may dampen rental construction. In the past three years, 1,218 rental apartment units were completed which accounted for over two-thirds of the total rental apartment units supplied in the last decade. Between January and March 2016, there were only 39 rental apartment units completed. However, there are 855 apartment rental units under construction as of March 2016. The majority of the newly completed units and those under construction have been in Langford, the City of Victoria and Saanich.

Figure 6



Source: CMHC, (F): Forecast

Figure 7



Source: CMHC Starts and Completions Survey

Increased rental demand from both younger and older segments of the population, in combination with increased supply, will keep the vacancy rate stable in the Victoria CMA. According to BC Stats population projections, the cohorts that are predicted to grow the fastest in 2016 and 2017 include young professionals (aged 25-39 years) and seniors (aged 65 years and over). The demand is also supported by new migrants to the region, students, young families saving for a down payment, and seniors living longer, healthier

[5] CMHC Fall 2015 Rental Market Report – Victoria CMA

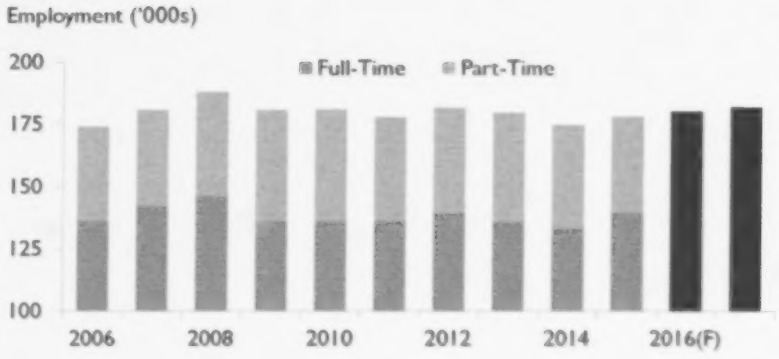
lives in independent accommodation. Victoria's economy and housing market benefit from people relocating from other parts in BC and Canada, as well as other countries. Because of the relative affordability of rental accommodation compared to home ownership, new migrants will generate demand for rental units before moving to homeownership. Victoria's role as a post-secondary education centre for southern Vancouver Island will also contribute to rental demand, particularly for purpose-built rental apartments, as rents tend to be lower than for private (investor-held) apartments. In addition, growth in home prices may keep some would-be first-time home buyers renting a little longer while they save for their down payment.

Average rents are forecast to increase slightly over year-earlier levels. Higher rents for recently completed rental units and those under construction will add to the average rent in 2016 and 2017 as these new units come to completion. Demand for units built after 2005 is strong, with vacancy rates estimated at less than one per cent as of October 2015. As such, any new rental supply completed in the second half of 2015 and into 2016/2017 is expected to be fully absorbed within a relatively short period. One bedroom apartment units, which make up approximately 56 per cent of the total apartments in the rental universe, were renting for $867 in October 2015 and the rent is forecast to reach $890 in 2016 and $910 in 2017. On the other hand, the average rent for two bedroom apartments which comprise 31 per cent of total apartment units is forecast to reach from $1,128 in the 2015 rental market survey to $1,165 in 2016 and $1,190 in 2017.

The vacancy rate in Victoria is expected to remain relatively stable over the next two years. The vacancy rate is forecast to be 0.8 per cent for 2016, up from 0.6 per cent in 2015. In 2017, a slightly higher rate of 1 per cent is expected as more units reach the market.

Figure 8

Employment Gains Will Support Housing Demand in Victoria CMA



Source: Statistics Canada, Forecast by CMHC

Economic outlook supports housing demand

Various economic and demographic factors such as population and employment growth in addition to the lower Canadian dollar will support the housing market in 2016 and 2017.

The population is expected to increase in the Victoria CMA at above 4,000 people per year, on average, in both 2016 and 2017. Net migration to Victoria will continue to increase as the BC economy grows at a rate above the national average. Victoria is attractive to households from the Lower Mainland as well, who are looking for more affordable housing. Migration figures for 2014/2015 are still preliminary. However, higher starts and existing home sales in 2015 suggest that net migration increased last year compared to the previous year, particularly from other provinces. In addition, there will be foreign students adding to the student population, with demand for rental housing. The Victoria CMA also remains a popular destination for retirees looking for a modest urban lifestyle at a lower cost than in bigger centres.

A favourable employment outlook for the Victoria CMA will provide support for housing demand (Figure 8). Employment growth will average close to 1.1 per cent in both this year and next year. The majority of this employment would be for job openings in replacement of retiring workers and the rest of the employment would be for new jobs due to economic growth. Population based demand for services will also add to employment in the region. However, the unemployment rate is expected to move slightly higher, as growth in the labour force will exceed growth in employment.

Employment by industry data for Victoria reveal that close to 41 per cent of total employment was in three industries: the health care industry (15%), retail and wholesale

trade industry (15%) and professional, scientific and technical services (11%). Most of the 8,700 jobs that were added between 2015 Q1 to 2016 Q1 were in the latter two categories, adding 4,500 and 3,000 jobs, respectively. Population growth as a result of in-migration to the Victoria area and the aging population may contribute to increased demand for healthcare services and growth in the healthcare industry going forward. The technology sector (part of the professional, scientific and technical services industry) is one of the growing industries in the Victoria area, with small and medium-sized technology firms choosing to locate in Victoria. In addition, industries in Victoria's goods-producing sector will continue to benefit from the Canadian dollar to US dollar exchange rate remaining below $0.80, although recently there has been some improvement for the Canadian dollar.

The weaker Canadian dollar will also help the tourism industry in Victoria which is one of the important economic drivers in the region. The travel, tourism and hospitality industry will benefit from a higher number of US residents crossing the border to capitalize on their increase in purchasing power. A weaker Canadian dollar is encouraging foreign tourists to come to Victoria and reducing the incentive for locals to travel across the border to shop, encouraging more consumer spending in the city and improving the growth in the services sector and the economy as a whole. In the first quarter of 2016, Victoria International Airport reported a 4.2 per cent increase in total passengers compared with the same period last year, with gains in both domestic and international passengers. The Greater Victoria Harbour Authority expects 226 cruise ships in 2016 with close to 520,000 passengers, similar to last year which was a record year in terms of the number of ships and passengers coming to Victoria.

Mortgage rates are expected to rise moderately from current levels in 2017

Mortgage rates are expected to stay near current levels until the end of 2016, supporting housing demand. Consistent with the view of Canadian economic forecasters, CMHC expects interest rates to gradually start rising from current levels in the first half of 2017. This expected profile for mortgage rates is in line with the Bank of Canada's view of the economy returning to its full capacity by the end of 2017, according to its April 2016 Monetary Policy Report.

According to CMHC's base case scenario, the five-year mortgage rate is expected to be within the 4.4 to 5.0 per cent range in 2016 and within the 4.7 to 5.3 per cent range in 2017.

Forecast risks

There are a number of risks to the outlook on the upside and downside that contribute to uncertainty in the outlook.

- The increase in new and existing house prices may raise the incidence of highly indebted households who will be more vulnerable to the possibility of unemployment or an increase in mortgage interest rate.
- Sharper-than-expected slowdown in economic growth in China will negatively affect Canada through weaker demand for Canadian exports as well as a downward pressure put on commodity prices. This could lead to starts, sales and home prices in the lower part of the forecast range.
- On a positive note, a stronger US dollar and growing US economy could boost tourism and export-related industries across Victoria, stimulating growth in tourism, retail, and manufacturing-based employment.

Wide Range Forecasts

The heightened level of uncertainty poses some risks to the Victoria CMA economic and housing outlook. This can result in a wider range of possible outcomes versus the narrow range (see figures 2, 4 and 6).

Starts

Housing starts could approach the upper part of the range if all projects that have been permitted get underway. The number of multiple-family projects which have been issued permits is higher than the number of multiple-family starts forecast. In addition, low borrowing costs and low inventories of completed and unsold units may encourage developers to move ahead with projects earlier than anticipated, pushing the starts trend closer to the higher end of the range. On the other hand, the number of total units currently under construction are 11 per cent higher than the 5-year average of the first quarter, which may lead to delay in start of some projects, resulting in starts closer to bottom end of the range.

Sales

A prolonged period of lower oil prices could further increase net migration into Victoria, boosting the population and growing housing demand. If this coincides with interest rates remaining lower for an extended period of time, combined with a stronger job market due to an increase in tourism, technology sector and trade activity, sales could be near the higher end of the range. Alternatively, high oil prices, weaker migration and higher interest rates versus our expectation could push sales closer to lower end of the range.

Price

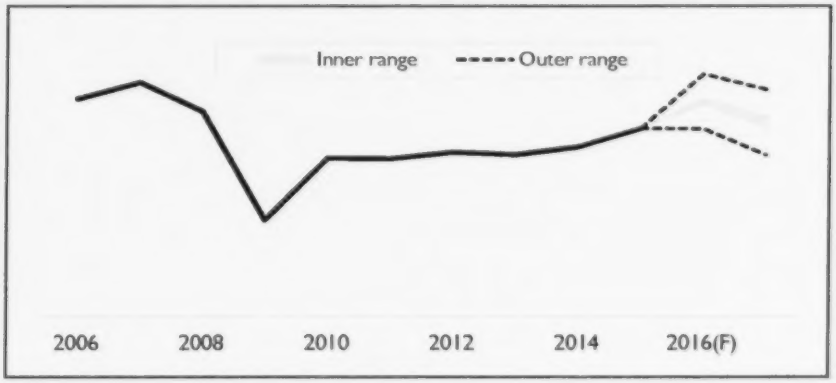
According to CMHC's Housing Market Assessment framework, there is strong evidence of overvaluation in the Vancouver housing market. This may lead to an increase in demand for homeownership for single-detached homes in the Victoria CMA, where the framework indicates home prices are in line with economic fundamentals. Continued strength in demand for single-detached homes could contribute to average prices trending closer to the higher end of the forecast range. Alternatively, any unexpected weakening in employment or increase to mortgage rates will negatively impact sales and prices in the region, pulling average prices closer to the lower end of the range.

Methodology for forecast ranges

The present edition of *Housing Market Outlook* incorporates forecast ranges for housing variables. Despite this change, all analyses and forecasts of market conditions continue to be conducted using the full range of quantitative and qualitative tools currently available. Two sets of ranges are presented in the publication:

- An inner range, which provides more precise guidance to readers on the outlook while recognizing the small random components of the relationship between the housing market and its drivers. This inner range is based on the coefficient of variation* of historical data and on past forecast accuracy. This range provides precision and direction for forecasts of housing variables, given a specific set of assumptions for the market conditions and underlying economic fundamentals.
- An outer range, which reflects potential risks to the forecast due to, for example, the impact of economic shocks. The outer range is based on a broader coefficient of variation of historical data and on past forecast accuracy. This range includes some low-probability events that could have a significant impact on the forecast.

Downward (or upward) adjustments to the ranges may be applied based on local market intelligence if there are more sources of risks (upside or downside) for that specific market.



* The coefficient of variation in this case is the standard deviation divided by the mean of that series. A higher coefficient of variation would produce wider ranges due to the higher volatility of the data, while a lower coefficient of variation would produce tighter ranges.

Trends at a glance

Key Factors and their Effects on the Housing Sector	
Mortgage Rates	Mortgage rates are expected to stay near current levels until the end of 2016, supporting housing demand. Interest rates are expected to gradually start rising from current levels in the first half of 2017, becoming less accommodative for housing demand.
Population	The pace of population growth is expected to increase through the forecast horizon, driven primarily by net migration to the region from other provinces and other parts of British Columbia.
Employment	Job growth in 2016 and 2017 will lead to greater housing demand in both years.
Income	Real average weekly earnings rose 2 per cent from 2014 to 2015. A higher level of income will provide some support for housing demand.
Resale Market	Favourable mortgage rates, and lower home prices compared to centres in Greater Vancouver, will keep demand strong in the region. The market will favour sellers for the rest of 2016 before gradually returning to balanced conditions next year as the supply of new listings is expected to match the lower number of sales in 2017.
Supply of New Completed and Unabsorbed Units	The supply of completed and unsold homes has been moving lower for all dwelling types, totaling 172 units by the end of the first quarter of 2016, compared to 313 units at the same time last year, below the 10-year average of 384 units.
Unit Absorptions	The number of units absorbed increased from 295 units in the first quarter of 2015, to 389 units this year, signaling a strong demand for newly completed units. New home sales are expected to maintain this higher level of activity through the forecast horizon in line with demand, supported by positive economic factors.

Forecast Summary Victoria CMA Spring 2016							
	2013	2014	2015	2016(F)		2017(F)	
				(L)	(H)	(L)	(H)
New Home Market							
Starts:							
Single-Detached	514	551	687	690	760	630	730
Multiples	1,171	764	1,321	1,410	1,540	1,280	1,470
Starts - Total	1,685	1,315	2,008	2,100	2,300	1,900	2,200
Resale Market							
MLS® Sales	5,691	6,371	7,868	9,000	9,500	8,000	8,600
MLS® Average Price($)	480,997	496,473	521,616	545,000	555,000	555,500	575,000
Economic Overview							
Mortgage Rate(5 year)(%)	5.24	4.88	4.67	4.40	5.00	4.70	5.30

	2013	2014	2015	2016(F)	2017(F)
Rental Market					
October Vacancy Rate (%)	2.8	1.5	0.6	0.8	1.0
Two-bedroom Average Rent (October)($)	1,068	1,095	1,128	1,160	1,190
One-bedroom Average Rent (October)($)	833	849	867	890	910
Economic Overview					
Population	357,639	361,379	365,291	369,400	373,700
Annual Employment Level	179,700	174,900	178,100	180,100	182,000

Multiple Listing Service® (MLS®) is a registered trademark of the Canadian Real Estate Association (CREA).

Rental Market: Privately initiated rental apartment structures of three units and over.

The forecasts (F) included in this document are based on information available as of 29th April 2016. (L)=Low end of Range. (H)=High end of range.

The low end (L) and the high end (H) of forecast ranges for residential housing starts for singles and multiples jointly may not add up to the total. This is due to rounding and volatility of the data.

Source: CMHC (Starts and Completions Survey and Market Absorption Survey). Statistics Canada. CREA(MLS®). CMHC Forecast (2016-2017).

DEFINITIONS AND METHODOLOGY

New Home Market

Historical home starts numbers are collected through CMHC's monthly Starts and Completions Survey. Building permits are used to determine construction sites and visits confirm construction stages. A start is defined as the beginning of construction on a building, usually when the concrete has been poured for the whole of the structure's footing, or an equivalent stage where a basement will not be part of the structure.

Single-Detached Start:
The start of a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure.

Semi-Detached Start:
The start of each of the dwellings in a building containing two dwellings located side-by-side, adjoining no other structure and separated by a common or party wall extending from ground to roof.

Row (or Townhouse) Start:
Refers to the commencement of construction on a dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

Apartment and other Starts:
Refers to the commencement of construction on all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

Average and Median Single Detached Home Prices:
Are estimated using CMHC's Market Absorption Survey, which collects home prices at absorption and measures the rate at which units are sold or rented after they are completed. Dwellings are enumerated each month after a structure is completed until full absorption occurs. The term "absorbed" means that a housing unit is no longer on the market as it has been sold or rented.

New Home Price Indexes:
Changes in the New Home Price Indexes are estimated using annual averages of Statistics Canada's monthly values for New Housing Price Indexes (NHPI).

Resale Market

Historical resale market data in the summary tables of the Housing Market Outlook Reports refers to residential transactions through the Multiple Listings Services (MLS®) as reported by The Canadian Real Estate Association (CREA). In Quebec, this data is obtained by the Centris® listing system via the Quebec Federation of Real Estate Boards.

MLS® (Centris® in the province of Quebec) Sales:
Refers to the total number of sales made through the Multiple Listings Services in a particular year.

MLS® (Centris® in the province of Quebec) Average Price:
Refers to the average annual price of residential transactions through the Multiple Listings Services.

Rental Market

Rental Market vacancy rates and two bedroom rents information is from Canada Mortgage and Housing Corporation's (CMHC's) October Rental Market Survey (RMS). Conducted on a sample basis in all urban areas with populations of 10,000 and more, the RMS targets privately initiated structures with at least three rental units, which. have been on the market for at least three months. The survey obtains information from owners, managers, or building superintendents through a combination of telephone interviews and site visits.

Vacancy Rate:
The vacancy rate refers to the average vacancy rate of all apartment bedroom types. A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Two Bedroom Rent:
The rent refers to the average of the actual amount tenants pay for two bedroom apartment units. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water.

Economic Overview

Labour Force variables include the Annual Employment Level, Employment Growth, Unemployment Rate. Source: Statistics Canada's Labour Force Survey.

Net Migration:
Sum of net interprovincial (between provinces), net intra-provincial (within provinces), net international (immigration less emigration), returning Canadians and temporary (non-permanent) residents as provided to the CANSIM database by Statistics Canada's Demography Division. Sources of inter-provincial and intra-provincial migration data include a comparison of addresses from individual income tax returns for two consecutive years from Canada Revenue Agency (CRA) taxation records. The migration estimates are modelled, with the tax file results weighted to represent the whole population.

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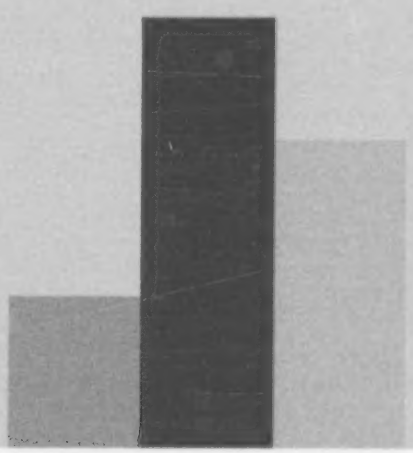

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